

The following site is being submitted for inclusion into the GIS registry:

- For DNR County and Region list go to:
<g:\pf\pecfa\site\gis\BRRTS County and Region Codes.xls>
- To begin, click on cell to the right of; *This is a:*
- Use Tab, ↓ or Pg Down to navigate form. Print & include with file when completed.

This is a: **New Submittal**

BRRTS ID (no dashes): **0368000771**

Comm # (no dashes): **53066303474**

County: **Waukesha**

Region: **Southeast**

Site name: **City of Oconomowoc**

Street Address: **174 E Wisconsin Ave**

City: **Oconomowoc**

Final Closure Date **2002-01-22**

Closure Conditions: **met**

Off-source property contamination? **No**

(If yes, attach locational data and deed
information on pg. 2)

Right-of-way contamination? **No**

Contaminated media: **Groundwater**

GPS Coordinates (meters in the **WTM91** projection)

Easting (X): **642104.000000000**

Northing (Y): **294303.000000000**

Collection Method: **Direct Location**

Scale or Resolution: **1:01,945**

(1:24,000 scale or finer)

(“1:” and comma is default)

Prepared by: **Cheryl Nelson**

Submitted by: **Cheryl Nelson**

Source Property Checklist

- Final Closure Letter
- Copy of the most recent deed, which includes legal description for all properties w/ GW > NR 140 ES
- Where the legal description in the deed(s) refers to a certified survey map or recorded plat map, include those documents
- Parcel ID for all properties w/ GW > NR 140 ES
- General Location Map
- Detailed Location Map showing property boundaries, buildings, MW(s) and/or potable wells etc for properties with GW > NR140 ES
- Latest Map(s) showing extent or outline of current GW plume (isoconcentrations)
- Map showing GW flow direction
- Latest Table of GW results
- Geologic cross section (if generated as part of the site investigation)
- Statement signed by RP certifying correctness of legal descriptions
- Updated Database



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Scott McCallum, Governor
Philip Edw. Albert, Secretary

January 22, 2002

Mr. George Langhor
City of Oconomowoc
Department of Public Works
174 E. Wisconsin Ave.
Oconomowoc, WI 53066

RE: **Final Closure**

Commerce # 53066-3034-74 WDNR BRRTS # 03-68-000771
City of Oconomowoc, 174 E. Wisconsin Ave., Oconomowoc

1,000-gallon fuel oil underground storage tank removed in May 1990

Dear Mr. Langhor:

This letter acknowledges receipt of the information requested in the Wisconsin Department of Commerce (Commerce) PECFA Site Review Section's August 6, 2001 conditional closure letter. On January 3, 2002, Commerce received the monitoring well abandonment forms for MW-1 through MW-3. On December 28, 2001, Commerce received a copy of the recorded soil deed affidavit and groundwater use restriction. Please note that Commerce is making no determination as to the accuracy of the legal description information. It is the owner's responsibility to ensure that the property location information is represented correctly. This case is now considered "closed," as described in Commerce's conditional closure letter.

It is in your best interest to keep all documentation related to the investigation and remediation of your site. This information may be needed for future property transactions.

If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility. If contamination is encountered, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Thank you for your efforts to protect and improve Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5402.

Sincerely,

Stephen D. Mueller
Hydrogeologist
Site Review Section

cc: Mr. James Westerman, Sigma Environmental Services
Case File



WC2713101-004

NOV 8 01 0 0 0 8 0 5

2713101

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

11-08-2001 9:43 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDSREC. FEE: 10.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 4

GROUNDWATER USE RESTRICTION

Document No.

Document Name

WHEREAS, the following described property owned by the City of Oconomowoc, Waukesha County, Wisconsin, has been subject to investigation for petroleum contamination and petroleum contamination has been found; and

WHEREAS, the legal description of the subject property is:

All that part of Lcts 169, 170, and 171 in the City of Oconomowoc, according to the recorded plat of the Village of Oconomowoc, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Lot 170; thence South 59°05'22" East along the northerly line of Wisconsin Avenue, 169.00 feet; thence North 31°09'49" East to a #6 rebar set, 151.06 feet; thence South 58°50'11" East to an existing iron pipe found, 26.00 feet; thence South 31°09'49" West to an existing chiseled cross found, 16.10 feet; thence South 58°50'11" East to an existing iron pipe found, 24.10 feet; thence North 31°09'49" East 92.45 feet to a #6 rebar set on the shore of Fowler Lake; thence North 59°52'54" West along said shore, 136.13 feet; thence South 00°02'20" East to an existing iron pipe found, 75.50 feet; thence South 89°37'58" West to an existing iron pipe found, 70.82 feet; thence South 00°02'20" West to a #6 rebar set, 36.50 feet; thence South 89°58'19" West to a chiseled cross set, 117.45 feet to the easterly line of Main Street as platted, 37.65 feet to the point of beginning.

and

WHEREAS, the investigation of the extent of petroleum contamination has been completed by Sigma Environmental Services, Inc., and a report has been submitted to the Department of Natural Resources; and

WHEREAS, one or more petroleum discharges have occurred on this property, resulting in petroleum contaminated groundwater above Ch. NR 140, Wis. Adm. Code enforcement standards at the following locations on the following dates: Monitoring Well 1 (MW-1) with benzo (a) pyrene at a concentration of 0.487 micrograms per liter (0.487 ug/l), benzo (b) fluoranthene at 0.884 ug/l, and chrysene at 0.569 ug/l; and Monitoring Well 2 (MW-2) with benzo (b) fluoranthene at a concentration of 0.345 ug/l on April 13, 2001. Petroleum contaminated soil above Ch. NR 720, Wis. Adm. Code generic residual contaminant levels exist on the property at the following location and the following date: Underground storage tank closure assessment base sample nine feet below ground surface Total Petroleum Hydrocarbon at a concentration of 860 parts per million (860 ppm) and underground

Name and Return Address:
Atty. G. William Chapman
156 East Wisconsin Ave.
Oconomowoc, WI 53066
OCOC 0563.226

Parcel Identification No.

Pd
11
4

storage tank closure assessment base sample 12 feet below ground surface Total Petroleum Hydrocarbon at a concentration of 1500 ppm on May 21, 1990. Location of MW-1 and MW-2 as well as the former underground storage tank is provided on Figure 1 attached and made a part of this restriction; and

WHEREAS, the petroleum contamination has been remediated in compliance with the requirements of Ch. NR 700, Wis. Adm. Code; and

WHEREAS, before this case is closed, it is required that a groundwater use restriction be imposed on the subject property.

NOW THEREFORE, the City of Oconomowoc, owner of the above-described property, hereby imposes the following groundwater use restriction on said property:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources, Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable prior to construction or reconstruction of a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met. Residual petroleum contaminated soil with total petroleum hydrocarbon levels as high as 1500 parts per million remains on the east part of this property, at depth, in the area of the fuel oil underground storage tank system removed in 1990. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be managed in accordance with all applicable laws.

The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the above limitation and/or restriction.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. The property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the sit specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction, are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the Mayor and Clerk of the City of Oconomowoc have hereunto placed their hands and seals as the formal action of the City of Oconomowoc pursuant to authorization of the Common Council of the City of Oconomowoc, which was granted on the 1st day of October, 2001, by action of the Common Council at a regularly scheduled meeting of said body.

DATED: October 2, 2001

CITY OF OCONOMOWOC

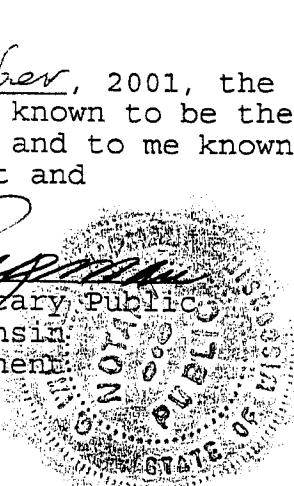
By: J. Thomas Foti
J. Thomas Foti, Mayor

ATTEST:

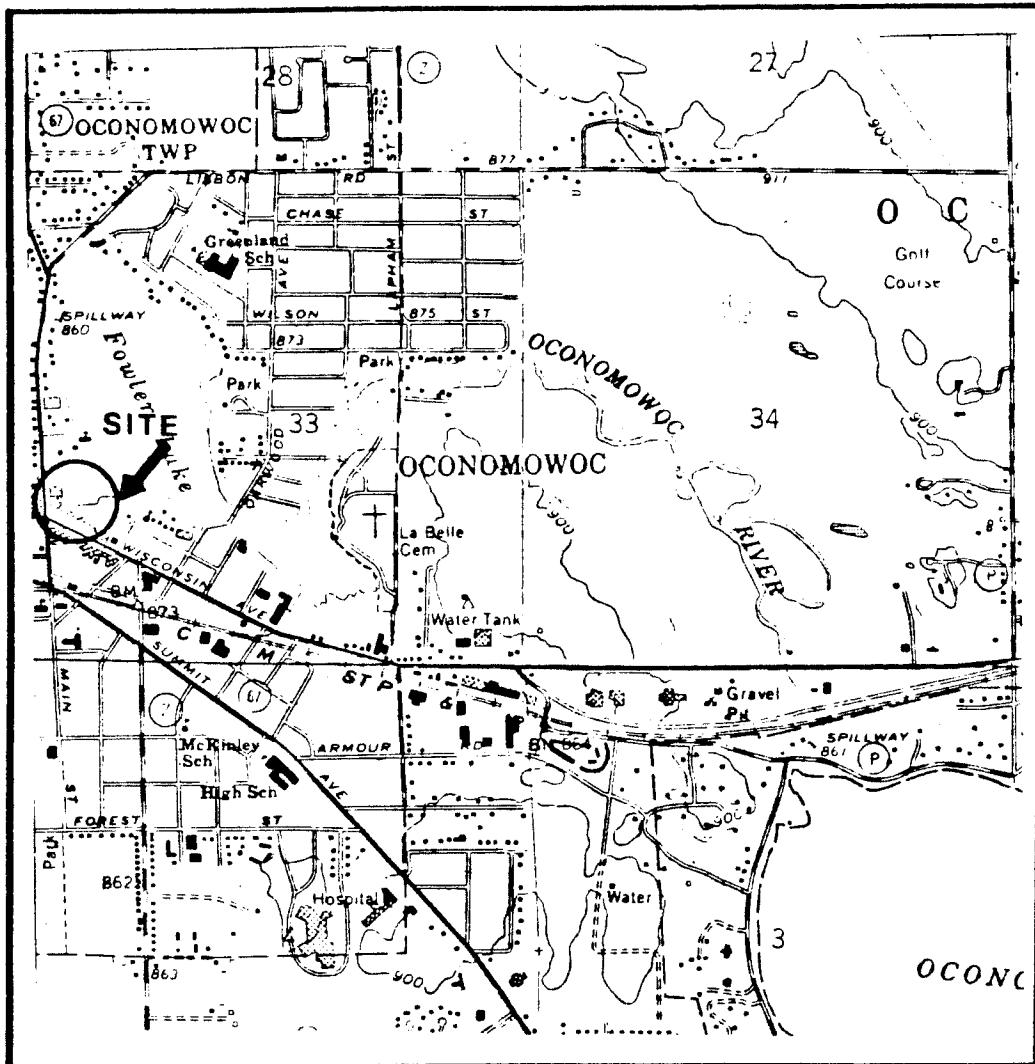
Ardyce Senfleben
Ardyce Senfleben, Clerk

ACKNOWLEDGMENT

Personally came before me this 2nd day of October, 2001, the above-named J. Thomas Foti and Ardyce Senfleben, to me known to be the Mayor and Clerk respectively of the City of Oconomowoc and to me known to be the persons who executed the foregoing instrument and acknowledged the same.

G. William Chapman
G. William Chapman, Notary Public
Waukesha County, Wisconsin
My Commission is permanent


Drafted by: Attorney G. William Chapman



Approximate Scale

0 1 Mile

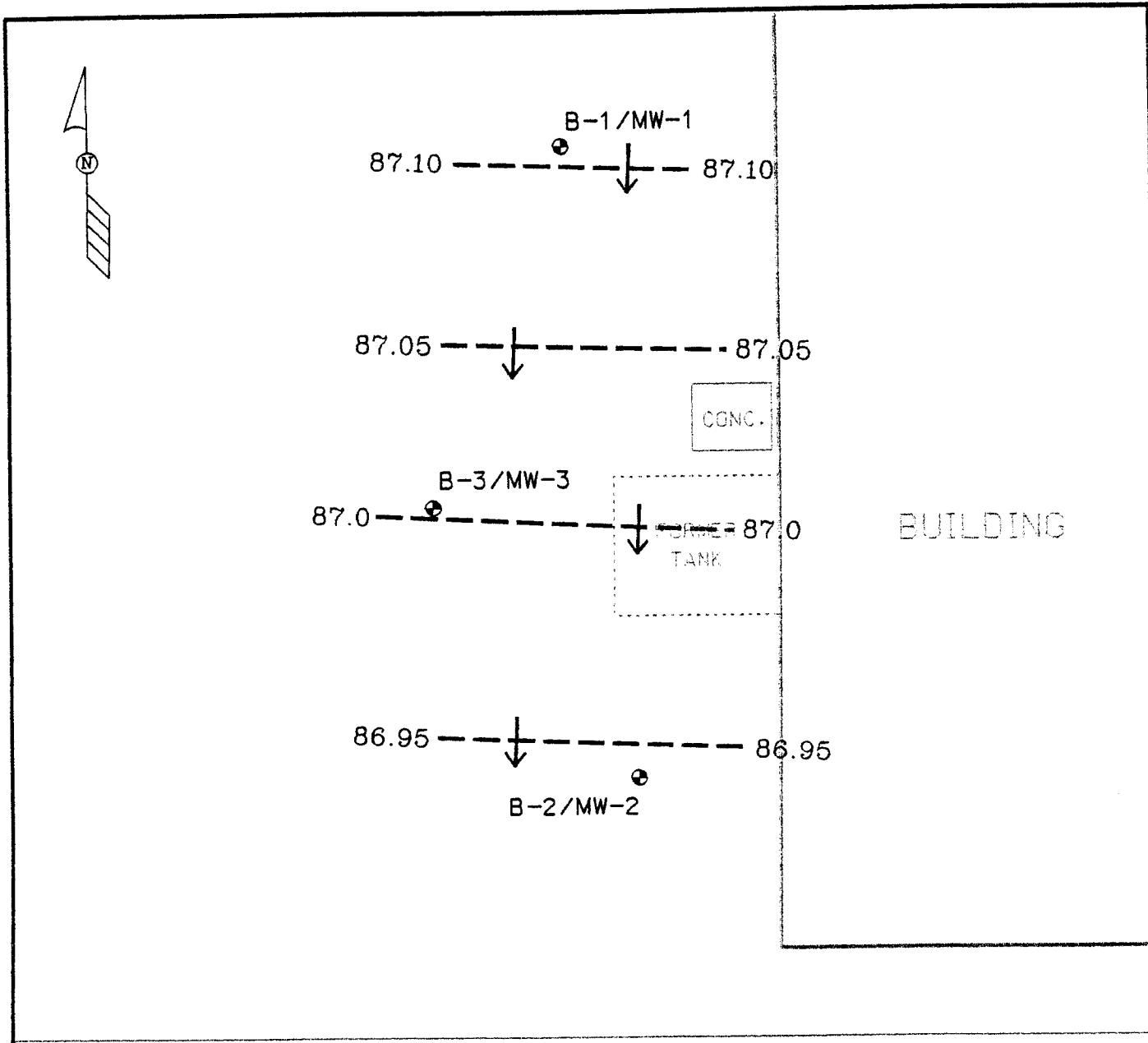
FIGURE 1

SITE LOCATION MAP

City of Oconomowoc, Wisconsin



Adapted from U.S.G.S. 7.5 Minute Series, Oconomowoc East Quadrangle



EAST WISCONSIN AVE.

NOTE:

DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE
ONLY - SITE HAS NOT BEEN SURVEYED.

LEGEND

- (●) = MONITORING WELL LOCATION
- = GROUNDWATER CONTOUR LINE, CONTOUR INTERVAL = .05'
- () = STATIC GROUNDWATER LEVEL (4-13-01)
- = GROUNDWATER FLOW DIRECTION

CITY OF OCONOMOWOC
MAIN ST. & WISCONSIN AVE., OCONOMOWOC, WI

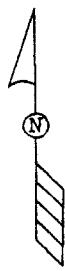
DATE: 5-9-01 DR. BY: TMM DR.# 6632-003

SIGMA
ENVIRONMENTAL SERVICES INC.

SCALE: 1" = 10'

GROUNDWATER CONTOUR MAP
(4-13-01)

FIGURE 1



B-1/MW-1	
DATE	4-13-01
B	<0.15
T	<0.4
E	<0.5
X	<0.55
B(a)P	(0.487)
B(b)F	(0.884)
C	(0.569)

B-1/MW-1

B-3/MW-3	
DATE	4-13-01
B	<0.15
T	<0.4
E	<0.5
X	0.156J
B(a)P	0.041
B(b)F	0.053
C	0.042

B-3/MW-3

CGNC.

BUILDING

FORMER
TANK

B-2/MW-2	
DATE	4-13-01
B	<0.15
T	<0.4
E	<0.5
X	<0.55
B(a)P	0.104
B(b)F	(0.345)
C	0.193

B-2/MW-2

EAST WISCONSIN AVE.

LEGEND

● = MONITORING WELL LOCATION

ANALYTICAL KEY

B = BENZENE

T = TOLUENE

E = ETHYLBENZENE

X = TOTAL XYLEMES

B(a)P = BENZO(a)PYRENE

B(a)F = BENZO(a)FLOURANTHENE

C = CHRYSENE

J = DETECTED BETWEEN THE
LABORATORY LEVEL OF DETECTION
AND LEVEL OF QUANTITATION.

() = DETECTED ABOVE NR 140
ENFORCEMENT STANDARDS

ALL CONCENTRATIONS EXPRESSED
IN MICROGRAMS PER LITER (ug/l)

NOTE:

DIMENSIONS DEPICTED ON MAP ARE FOR REFERENCE
ONLY - SITE HAS NOT BEEN SURVEYED.

CITY OF OCONOMOWOC

MAIN ST. & WISCONSIN AVE., OCONOMOWOC, WI

DATE: 5-9-01

DR. BY: TMM

DR.# 6632-004

SIGMA
ENVIRONMENTAL SERVICES INC.

SCALE: 1" = 10'

GROUNDWATER QUALITY MAP

FIGURE 2

Table 2
Groundwater Analytical Results Summary
 City of Oconomowoc Project #6632
 Main Street & Wisconsin Avenue
 Oconomowoc, WI

Location	Date	Units	MW-1										NR 140	
			07/02/1990	07/25/1990	09/18/1990	11/26/1990	03/07/1991	05/23/1991	08/09/1991	09/08/1991	04/13/2001	NR 140	ES	PAL
Petroleum Volatile Organic Compounds:														
Benzene		µg/l	<1.0	<1.0	1	<1.0	2	<1.0	<1.0	<1.0	<0.15	5.5	0.5	NES
TPH		mg/kg	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0	NA	NA	NES
Ethylbenzene		µg/l	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	6.5	<0.5	700	140
Methyl Tert Butyl Ether		µg/l	NA	<0.3	60	12								
Toluene		µg/l	<1.0	<1.0	<1.0	<1.0	3	<1.0	76	9.5	<0.4	1000	200	
Total Trimethylbenzenes		µg/l	NA	<0.55	480	96								
Total Xylenes		µg/l	<1.0	<1.0	1	1	2.4	7.2	420	23	<0.55	10000	1000	
Polycyclic Aromatic Hydrocarbons:														
Acenaphthene		µg/l	NA	<0.1	NES	NES								
Acenaphthylene		µg/l	NA	<0.15	NES	NES								
Anthracene		µg/l	NA	<0.09	3000	600								
Benzo (a) anthracene		µg/l	NA	0.297	NES	NES								
Benzo (a) pyrene		µg/l	NA	0.487	0.2	0.02								
Benzo (b) fluoranthene		µg/l	NA	0.884	0.2	0.02								
Benzo (k) fluoranthene		µg/l	NA	0.394	NES	NES								
Benzo (ghi) perylene		µg/l	NA	0.75	NES	NES								
Chrysene		µg/l	NA	0.869	0.2	0.02								
Dibenzo (a,h) anthracene		µg/l	NA	0.355	NES	NES								
Flouranthene		µg/l	NA	1.58	400	80								
Fluorene		µg/l	NA	<0.11	400	80								
Indeno (1,2,3-dcl) pyrene		µg/l	NA	0.641	NES	NES								
1-Methyl Naphthalene		µg/l	NA	<0.13	NES	NES								
2-Methyl Naphthalene		µg/l	NA	<0.12	NES	NES								
Naphthalene		µg/l	NA	<0.06	40	8								
Phenanthrene		µg/l	NA	0.647	NES	NES								
Pyrene		µg/l	NA	1.31	250	50								
Field Parameters:														
Dissolve Oxygen		mg/l	NA	0.4	NES	NES								
Redox		°C	NA	74.7	NES	NES								
Ferrous Iron (Fe + 2)		mg/l	NA	4.8	NES	NES								
Temperature		°C	NA	10.9	NES	NES								
pH			NA	7	NES	NES								
KEY:														

All results in µg/l.

BOLD = Detected above the laboratory method detection limit

0.569 = Detected above NR 140 Enforcement Standard

j = Detected between the laboratory level of detection and quantitation

TPH = Total Petroleum Hydrocarbon

NR 140 = CHAPTER NR 140

NA = NOT ANALYZED

ES = ENFORCEMENT STANDARD

PAL = PREVENTIVE ACTION LIMIT

NES = NO ESTABLISHED STANDARD

Table 2 (cont.)

Groundwater Analytical Results Summary
 City of Oconomowoc, Project #6632
 Main Street & Wisconsin Avenue
 Oconomowoc, WI

Location	Date	Units	MW-2												NR 140 ES	NR 140 PAL
			07/02/1990	07/25/1990	09/18/1990	11/26/1990	03/07/1991	05/23/1991	08/09/1991	09/08/1991	04/13/2001	NR 140 ES	NR 140 PAL			
Petroleum Volatile Organic Compounds:																
Benzene		µg/l	<1.0	<1.0	<1.0	<1.0	2	13	340	3.5	<0.15	5.5	0.5			
TPH		mg/kg	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0	NA	NA			
Ethylbenzene		µg/l	<1.0	<1.0	<1.0	<1.0	<1.0	13	230	3.6	<0.5	700	140			
Methyl Tert Butyl Ether		µg/l	NA	<0.3	60	12										
Toluene		µg/l	<1.0	<1.0	1.1	<1.0	4	34	120	4	<0.4	1000	200			
Total Trimethylbenzenes		µg/l	NA	<0.55	480	96										
Total Xylenes		µg/l	<1.0	<1.0	<1.0	<1.0	3	<2.0	780	10	<0.55	10000	1000			
Polyyclic Aromatic Hydrocarbons:																
Acenaphthene		µg/l	NA	NA	<0.1	NES	NES									
Acenaphthalylene		µg/l	NA	NA	<0.15	NES	NES									
Anthracene		µg/l	NA	NA	<0.09	3000	600									
Benz (a) anthracene		µg/l	NA	NA	0.177	NES	NES									
Benz (a) pyrene		µg/l	NA	NA	0.104	0.2	0.02									
Benz (b) fluoranthene		µg/l	NA	NA	0.345	0.2	0.02									
Benz (k) fluoranthene		µg/l	NA	NA	0.128	NES	NES									
Benz (ghi) perylene		µg/l	NA	NA	0.258	NES	NES									
Chrysene		µg/l	NA	NA	0.193	0.2	0.02									
Dibenzo (a,h) anthracene		µg/l	NA	NA	0.119	NES	NES									
Flouranthene		µg/l	NA	NA	0.539	400	80									
Fluorene		µg/l	NA	NA	<0.11	400	80									
Indeno (1,2,3-dc) pyrene		µg/l	NA	NA	0.228	NES	NES									
1 Methyl Naphthalene		µg/l	NA	NA	<0.13	NES	NES									
2 Methyl Naphthalene		µg/l	NA	NA	<0.12	NES	NES									
Naphthalene		µg/l	NA	NA	<0.06	40	8									
Phenanthrene		µg/l	NA	NA	0.26	NES	NES									
Pyrene		µg/l	NA	NA	0.521	250	50									
Field Parameters:																
Dissolve Oxygen		mg/l	NA	NA	0.2	NES	NES									
Redox		°C	NA	NA	-79.8	NES	NES									
Ferrous Iron (Fe + 2)		mg/l	NA	NA	3.2	NES	NES									
Temperature		°C	NA	NA	13.2	NES	NES									
pH			NA	NA	7	NES	NES									

KEY:

All results in µg/l.

BOLD = Detected above the laboratory method detection limit**0.569** = Detected above NR 140 Enforcement Standard

i = Detected between the laboratory level of detection and quantitation

TPH = Total Petroleum Hydrocarbon

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Table 2 (cont.)
Groundwater Analytical Results Summary

City of Oconomowoc, Project #6632
 Main Street & Wisconsin Avenue
 Oconomowoc, WI

Location	Units	07/02/1990	07/25/1990	09/18/1990	11/26/1990	03/07/1991	05/23/1991	08/09/1991	09/08/1991	04/13/2001	NR 140	NR 140
Date											ES	PAL
Petroleum Volatile Organic Compounds:												
Benzene	µg/l	2	1	4.3	<1.0	<1.0	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0
TPM	mg/kg	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0	<4.0
Ethylbenzene	µg/l	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	2.4	36	1.8	<0.5	<0.5
Methyl Tert Butyl Ether	µg/l	NA	<0.3	60								
Toluene	µg/l	2.9	<1.0	2.8	<1.0	<1.0	1.4	81	2.8	<0.4	1000	200
Total Trimethylbenzenes	µg/l	NA	<0.55	480	96							
Total Xylenes	µg/l	<1.0	1	1.9	<1.0	<1.0	17	20	8.1	0.156 j	10000	1000
Polycyclic Aromatic Hydrocarbons:												
Acenaphthene	µg/l	NA	8.15	NES								
Acenaphthalylene	µg/l	NA	<0.15	NES								
Anthracene	µg/l	NA	<0.09	3000								
Benzo (a) anthracene	µg/l	NA	0.043	NES								
Benzo (a) pyrene	µg/l	NA	0.041	0.2								
Benzo (b) fluoranthene	µg/l	NA	0.053	0.2								
Benzo (k) fluoranthene	µg/l	NA	<0.03	NES								
Benzo (g,h) perylene	µg/l	NA	<0.09	NES								
Chrysene	µg/l	NA	0.042	0.2								
Dibenzo (a,h) anthracene	µg/l	NA	<0.06	NES								
Flouranthene	µg/l	NA	0.134	400								
Fluorene	µg/l	NA	1.25	400								
Indeno (1,2,3-dc) pyrene	µg/l	NA	<0.06	NES								
1-Methyl Naphthalene	µg/l	NA	1.35	NES								
2-Methyl Naphthalene	µg/l	NA	1.87	NES								
Naphthalene	µg/l	NA	0.19	40								
Phenanthrene	µg/l	NA	0.204	NES								
Pyrene	µg/l	NA	0.109	250								
Field Parameters:												
Dissolve Oxygen	mg/l	NA	0.3	NES								
Redox	°C	NA	-44.6	NES								
Ferrous Iron (Fe + 2)	mg/l	NA	2.2	NES								
Temperature	°C	NA	10.4	NES								
pH		NA	7	NES								

KEY:

All results in µg/l.

BOLD = Detected above the laboratory method detection limit

0.156j = Detected above NR 140 Enforcement Standard

j = Detected between the laboratory level of detection and quantitation

TPH = Total Petroleum Hydrocarbon

NR 140 = CHAPTER NR 140

NA = NOT ANALYZED

ES = ENFORCEMENT STANDARD

Pyrene = PREVENTIVE ACTION LIMIT

PAL = NO ESTABLISHED STANDARD

NES